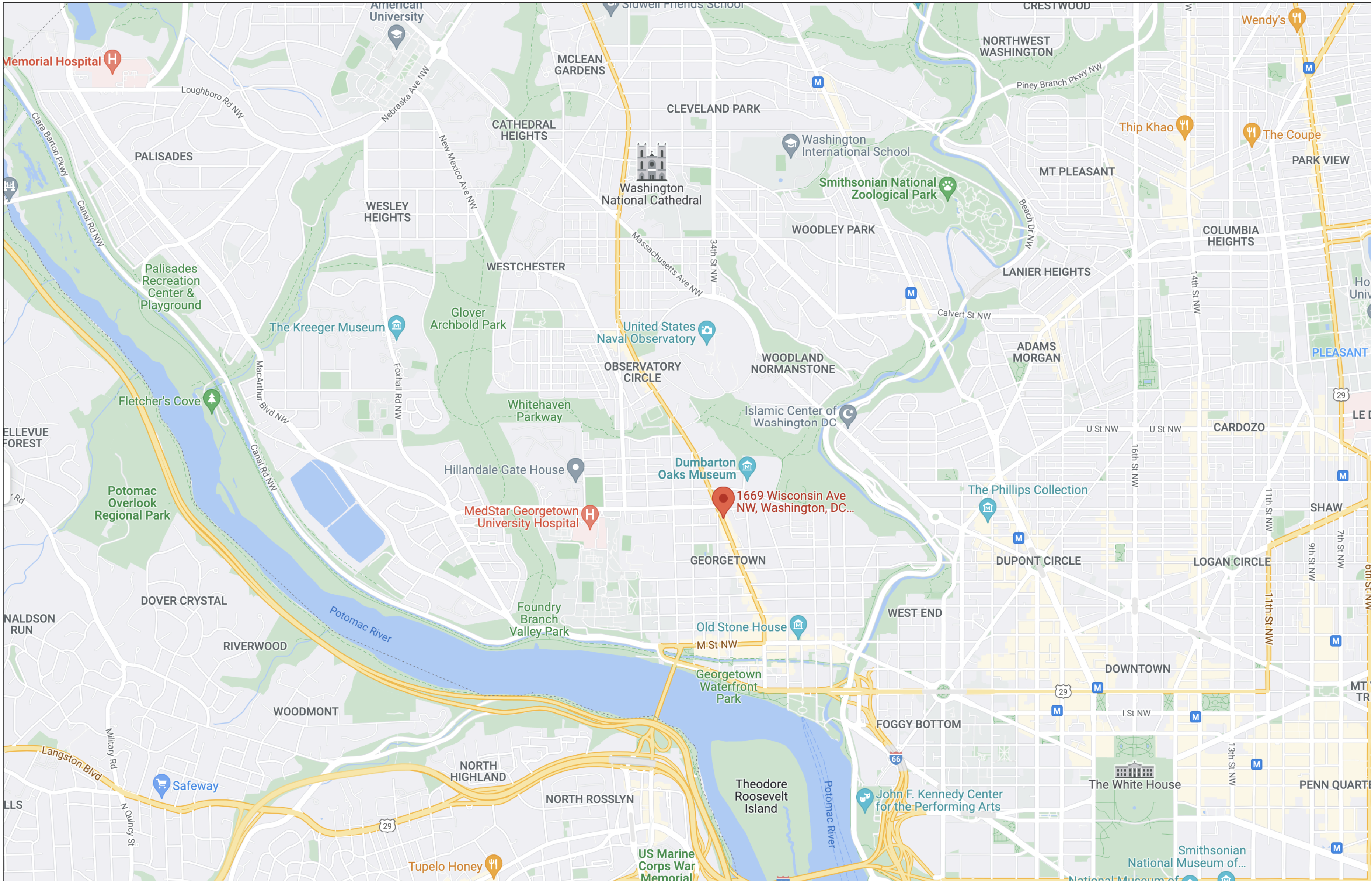
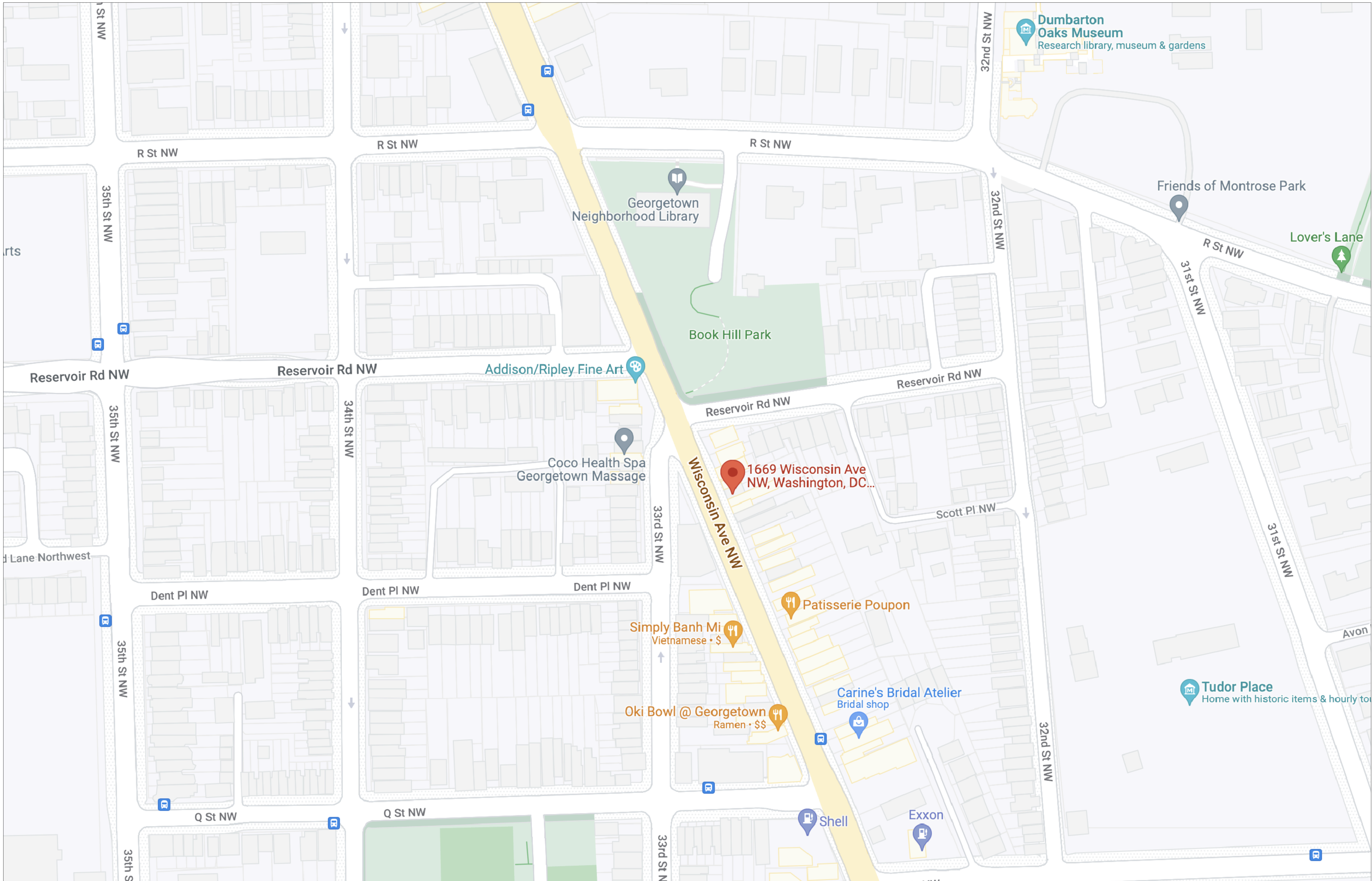




1669-71 WISCONSIN AVE NW

LOCATION MAP

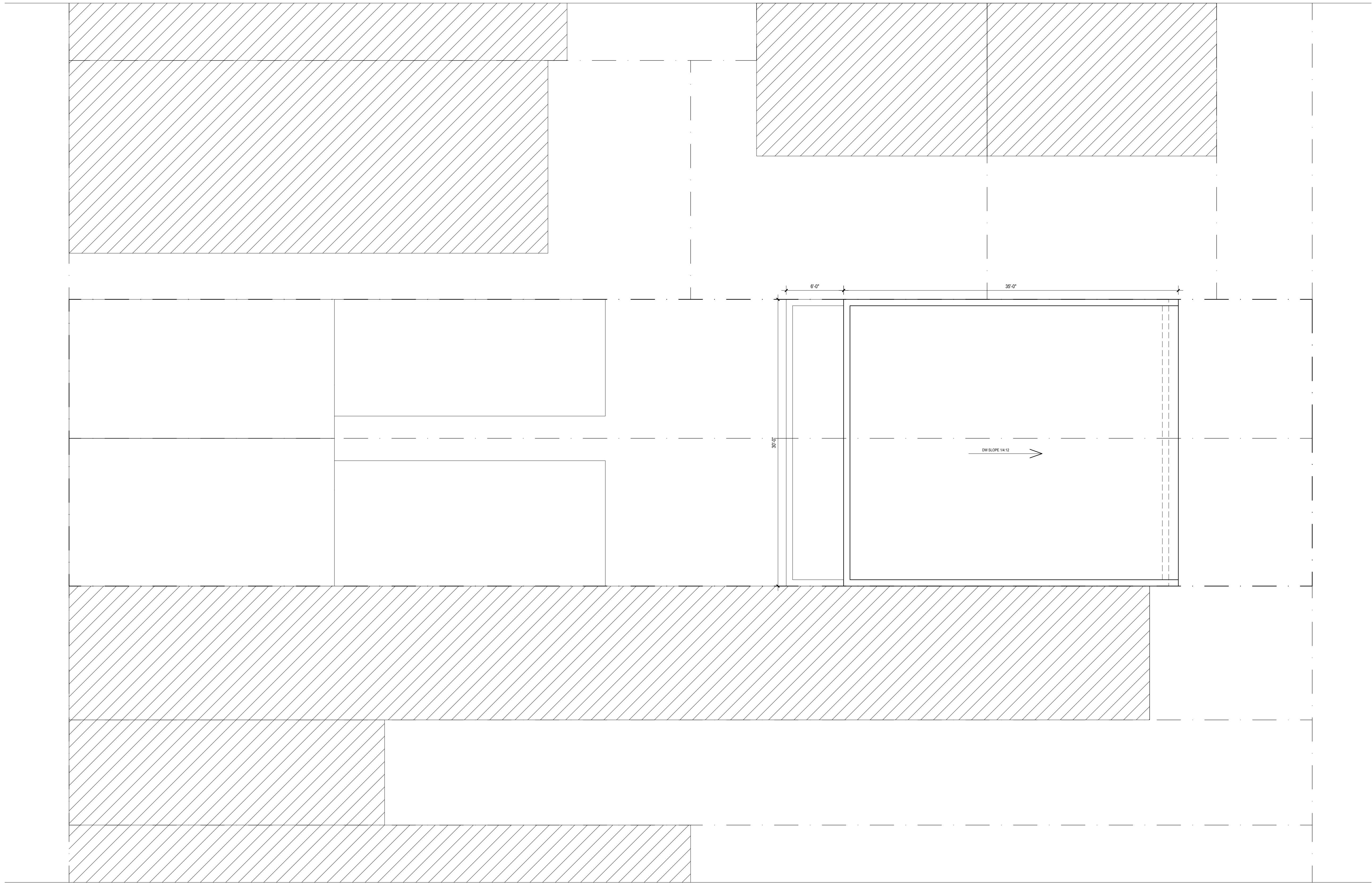
SCALE: 1" = 10'-0"



1669-71 WISCONSIN AVE NW
CONTEXT MAP
SCALE: 1" = 10'-0"

CONTRACT DOCUMENTS HAVE BEEN
PREPARED BY A LICENSED ARCHITECT
FOR ARCHITECTURE DESIGN.
MD Lic # 15706.





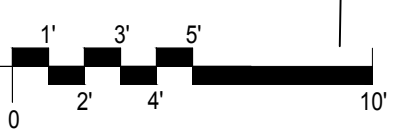
LOT SIZE = 3,900 SF
ZONING MU-4

MAX FAR = 2.5 (3.0 IF IZ)
9,750 SF MAX
60% MAX LOT OCCUPANCY (= 2,340 SF)

50'-0" MAX HEIGHT...(3-STORIES)
15'-0" MIN REAR YARD.....15'-0" PROVIDED
SIDE YARD 0'-0" OR 5'-0" MIN IF PROVIDED***

EXISTING FOOTPRINT = 1,180 SF YIELDS ALLOWABLE ADDITION = 1,160 SF (UP TO 60%)
PROPOSED ADDITION = 1,561 SF (401 SF ABOVE ALLOWABLE)
PROPOSED FOOTPRINT = 2,741 SF = 70.2% LOT COVERAGE

ROOF
PROPOSED PLAN
SCALE: 3/16" = 1'-0"



LEGEND

- NOT IN SCOPE
- DEMO PARTITION
- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- NEW 1-hr FIRE RATED PARTITION
UL DESIGN No. U301

GENERAL NOTES

- DO NOT SCALE DRAWINGS
- CONTRACTOR IS RESPONSIBLE FOR PULLING ALL PERMITS AND PAYING ANY ASSOCIATIVE FEES.
- CONTRACTOR SHALL COMPLY WITH ALL HEALTH AND LIFE SAFETY REQUIREMENTS AS DIRECTED BY THE DISTRICT OF COLUMBIA.
- INTERIOR FINISHES ARE CLIENT'S CHOICE
- INTERIOR LIGHTING SELECTION ARE CLIENT'S CHOICE
- DOOR TYPE SYMBOL (36") DENOTES DOOR WIDTH, DOOR HEIGHT. CHOICE. ALL DOORS ARE 6'-8" IN HEIGHT.



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REVISION

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DESCRIPTION

BY

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DESCRIPTION

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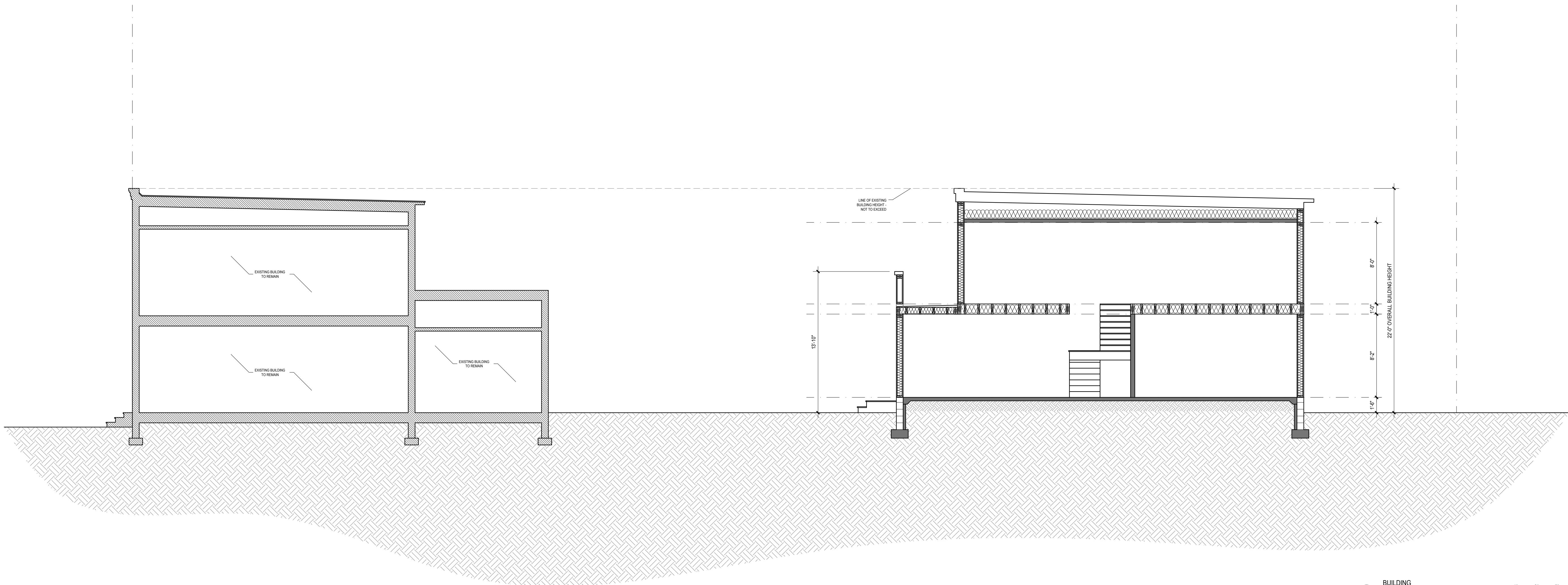
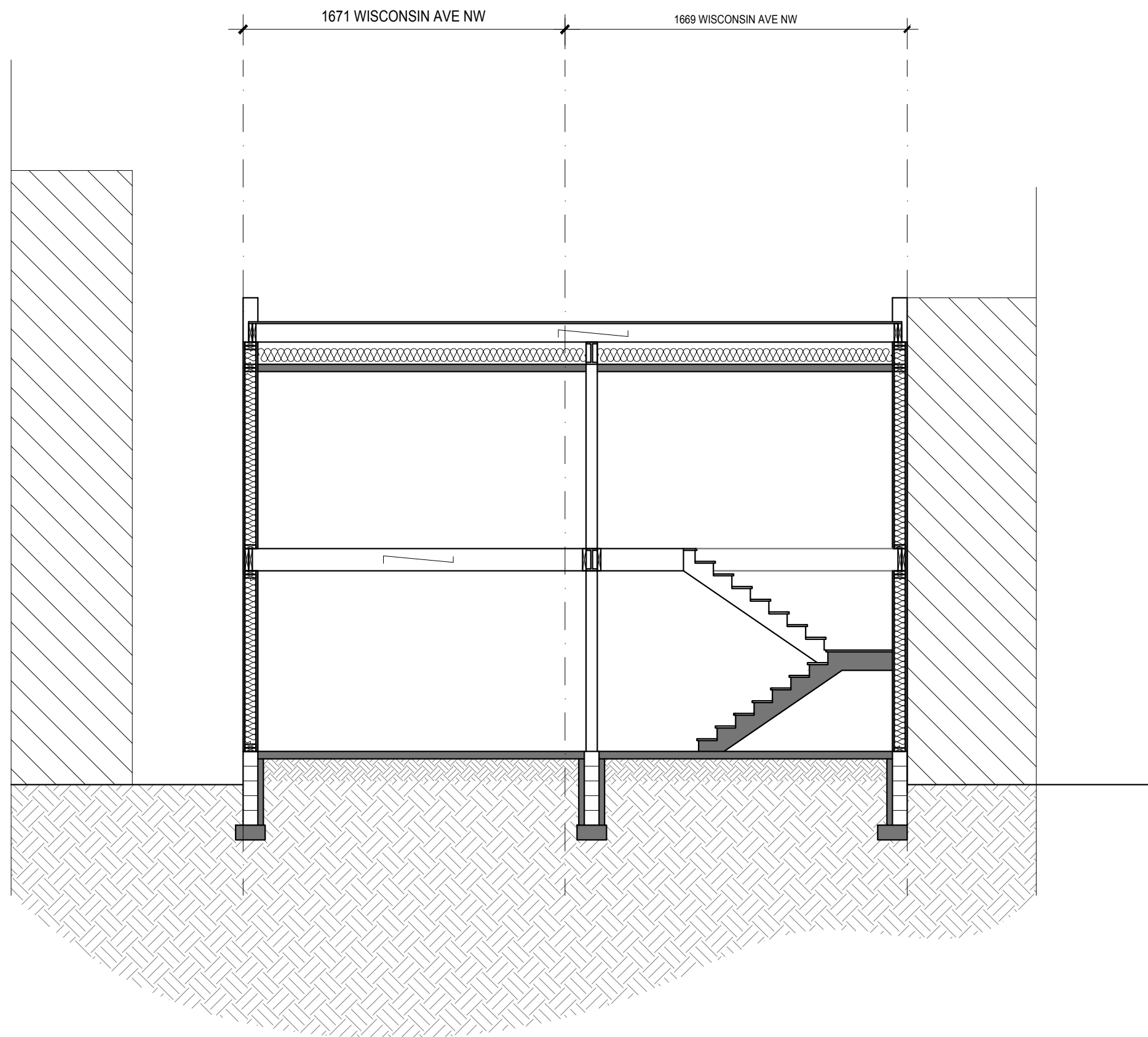
BY

DATE

DESCRIPTION

BY

DATE



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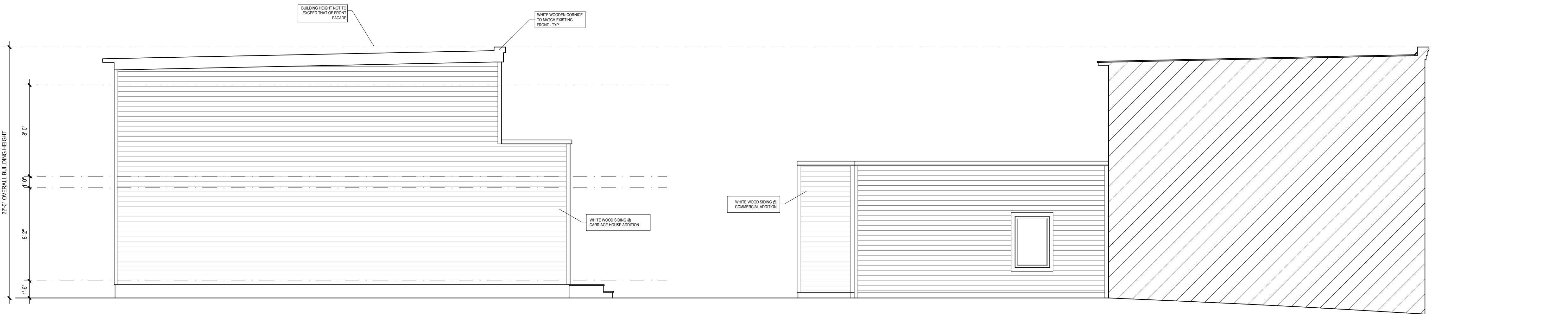


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CLIENT
1669 WISCONSIN AVE NW LLC

CARBALLO ARCHITECTURE, LLC
1669 WISCONSIN AVE NW, SUITE 200
WASHINGTON, DC 20005
442-963-1077

0007-A-A8
BUILDING SECTIONS
1669 WISCONSIN AVE, NW
JOB # 1669-2021-0007
DECEMBER 2021



- LEGEND**
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UL DESIGN No. U301

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5 EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



6 PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"



7 CARRIAGE HOUSE
PROPOSED FRONT ELEVATION
SCALE: 3/16" = 1'-0"



8 CARRIAGE HOUSE
PROPOSED REAR ELEVATION
SCALE: 3/16" = 1'-0"

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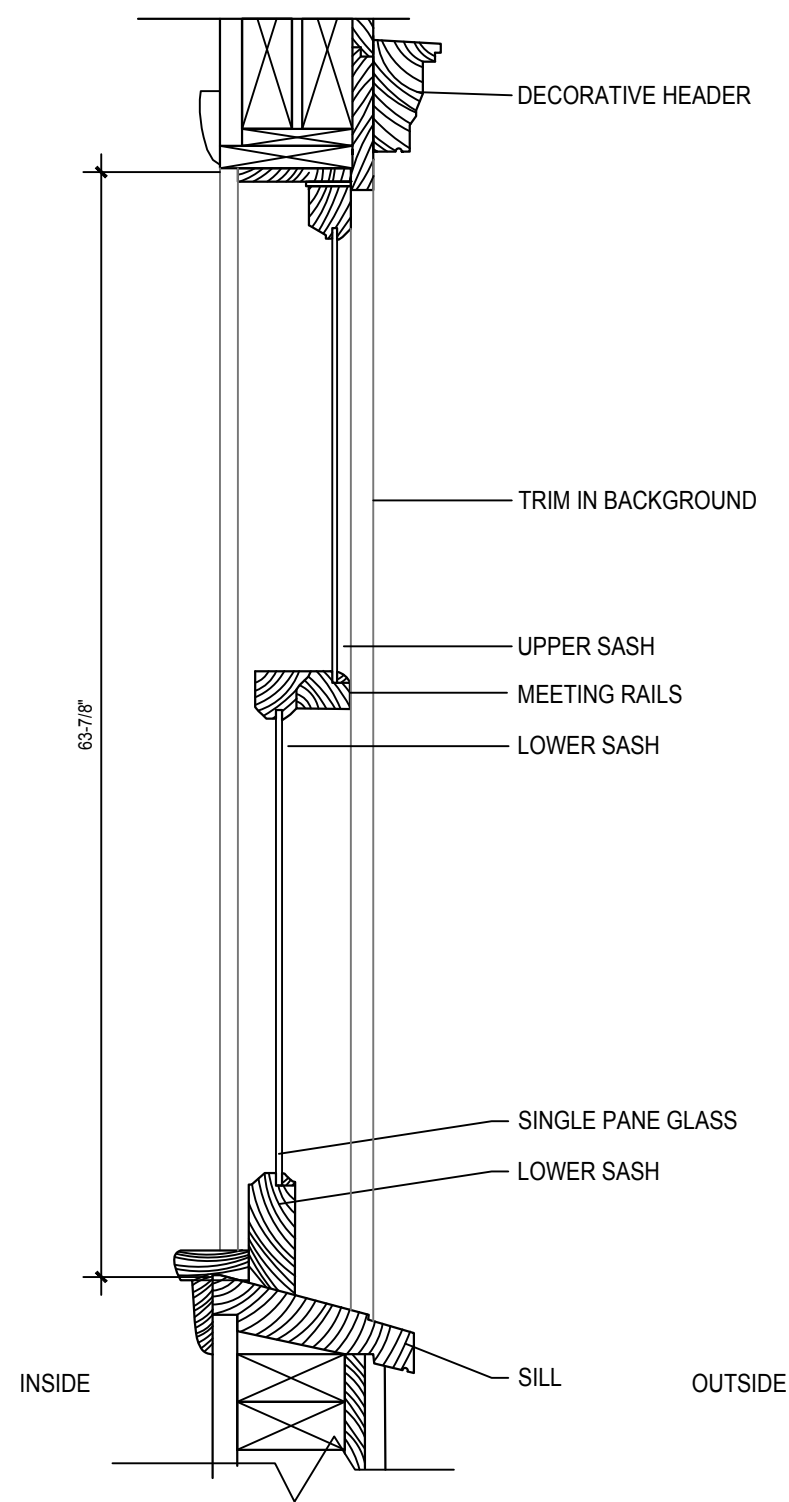


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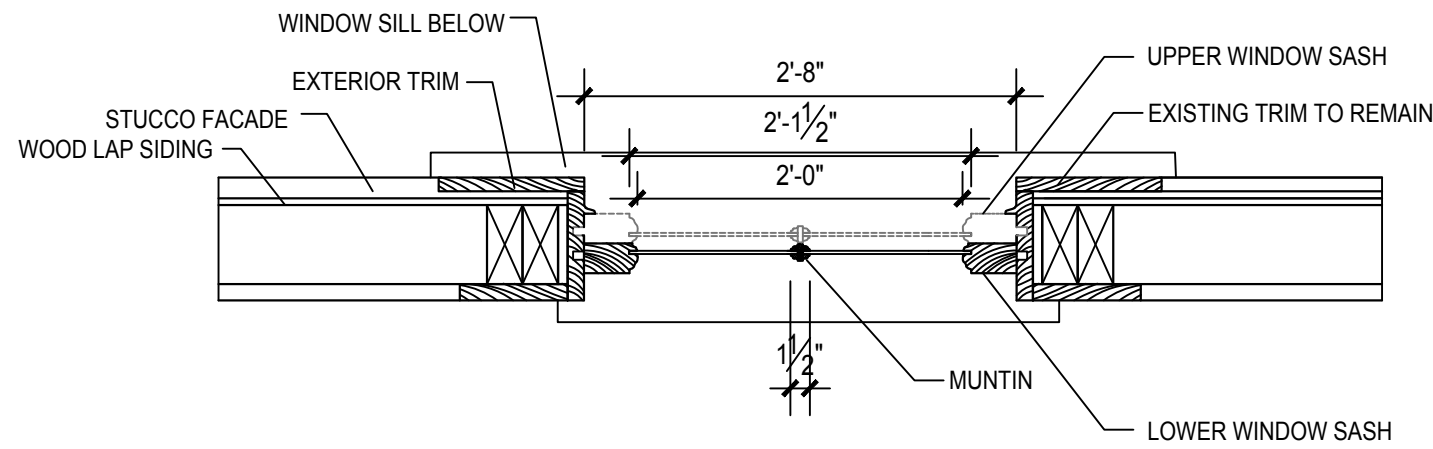
CLIENT
1669 WISCONSIN AVE NW LLC

CARBALLO ARCHITECTURE, LLC
1669 WISCONSIN AVE NW, SUITE 200
WASHINGTON, DC 20005
442-962-1077

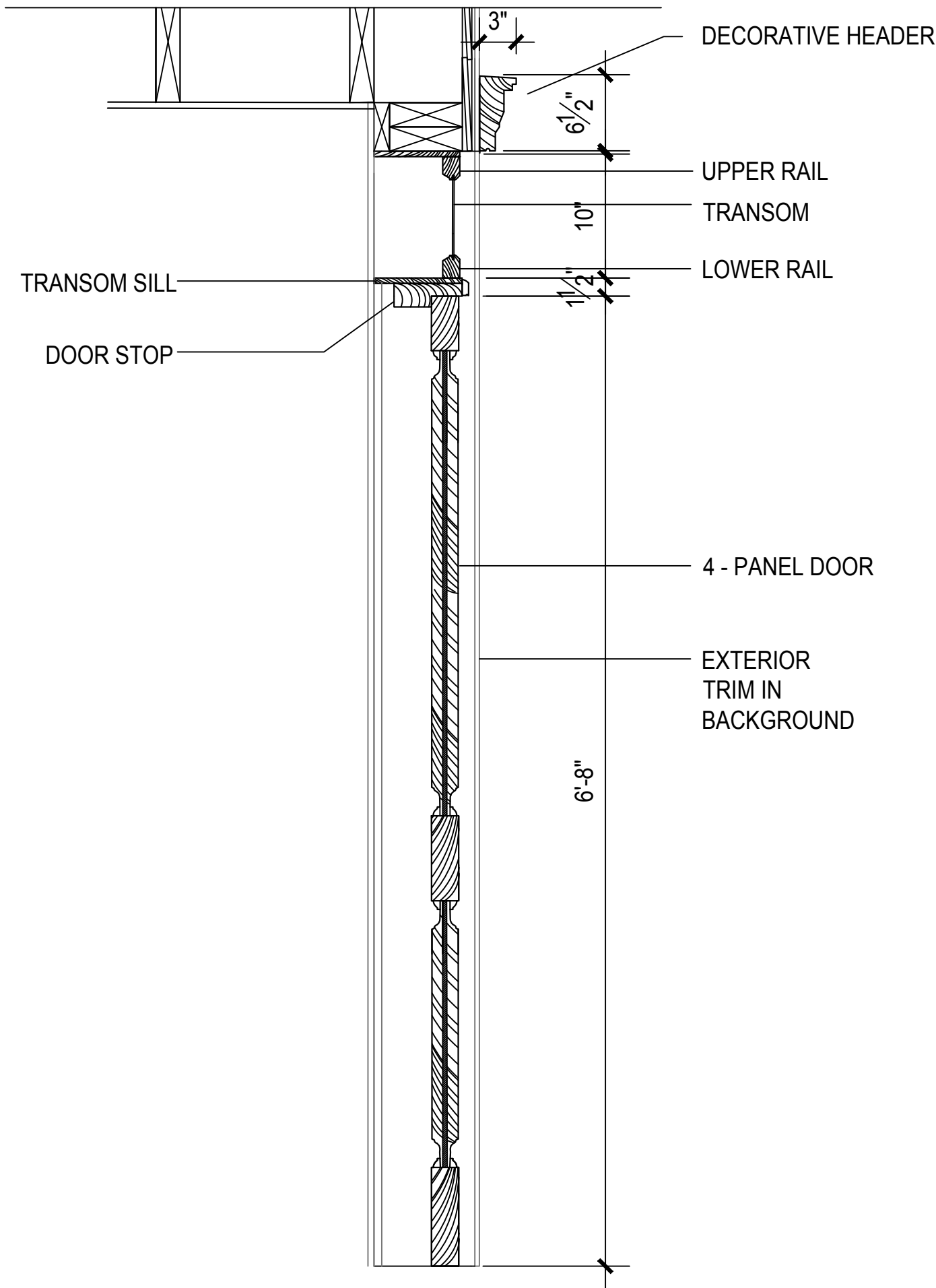
0009-A-A-10
ELEVATION ELEVATIONS
1669 WISCONSIN AVE, NW
JOB #21-37
DECEMBER 2021



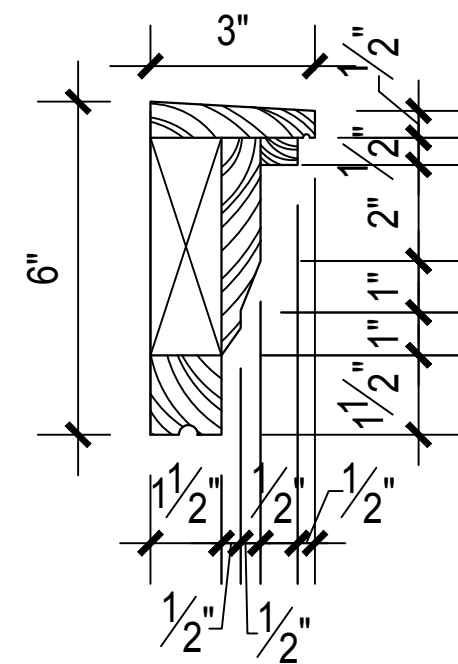
1 DETAILED WINDOW SECTION



2 DETAILED WINDOW PLAN SECTION



3 DOOR WITH TRANSOM SECTION



4 DECORATIVE DOOR AND WINDOW HEADER

LEGEND

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DATE: 12/14/2021

PROJECT: 0010-A-A11

CLIENT: 1689 WISCONSIN AVE NW LLC

ARCHITECT: CARBALLO ARCHITECTURE, LLC

1689 WISCONSIN AVE NW, WASHINGTON, DC 20005

442-963-1077

12/14/2021

0010-A-A11

1689 WISCONSIN AVE NW

WASHINGTON, DC 20005

12/14/2021

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0010-A-A11

1689 WISCONSIN AVE NW

WASHINGTON, DC 20005



EXISTING REAR YARD



EXISTING REAR YARD



EXISTING REAR YARD



EXISTING REAR YARD



EXISTING REAR YARD



EXISTING FRONT FACADE



EXISTING 1671 FACADE



EXISTING 1671 DETAILS



EXISTING 1671 DETAILS



EXISTING 1671 DETAILS



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